

**19-21 CHURCH STREET  
FLINT, CH6 5BL**



**FOR SALE/TO LET**

- Former Bank
- Excellent retailing location in the centre of Flint
- Adjacent to Iceland
- Suitable for a variety of uses
- Large open sales area
- £225,000 for sale or £17,500 pa rental

**Chester**

BA Commercial, 2 Friarsgate,  
Grosvenor St, Chester, CH1 1XG

**T** 01244 351212

**E** [enquiries@bacommercial.com](mailto:enquiries@bacommercial.com)

**North Wales**

BA Commercial, Hanover House,  
The Roe, St Asaph, LL17 0LT

**T** 01745 330077

**W** [www.bacommercial.com](http://www.bacommercial.com)

# 19-21 CHURCH STREET

## FLINT, CH6 5AJ

### LOCATION

The property occupies a good retailing position in the heart of Flint Town Centre and within easy reach of the A55 Expressway. Church Street forms a prime retailing pitch and the premises is adjacent to Iceland with other occupiers close by including Hays Travel and the Post Office.

The property can be more readily identified from the attached plan.

### DESCRIPTION

The shop comprises a former banking premises with front sales area, rear storage, walk-in safe and kitchen. First floor provides for offices, kitchen and male and female w/c's and storage.

### ACCOMMODATION/AREAS

UNIT	SQ M	SQ FT
GF Sales	113.89	1226
Rear storage and offices	49.5	533
Safe	10.89	117
First floor	85.07	916

There is parking at the rear for approximately 4-6 cars.

### PRICE

£225,000

### RENTAL

£17,500 pa

### TENURE

The property is available freehold or on a new full repairing and insuring lease for a term of years to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £22,750.

Interested parties are advised to contact the Local Rating Authority, Flintshire County Borough Council, Business Rates Department.

### EPC

The Energy Performance Certificate is being prepared and is available on request.

### VAT

All prices quoted are exclusive of but may be liable to Value Added Tax.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

### CODE FOR LEASING BUSINESS PREMISES

The attention of Landlords and prospective Tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

### PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

### VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212. Ref: May 22

[Dan.wild@bacommercial.com](mailto:Dan.wild@bacommercial.com)

[Mindy.bishop@bacommercial.com](mailto:Mindy.bishop@bacommercial.com)

**SUBJECT TO CONTRACT**

#### Chester

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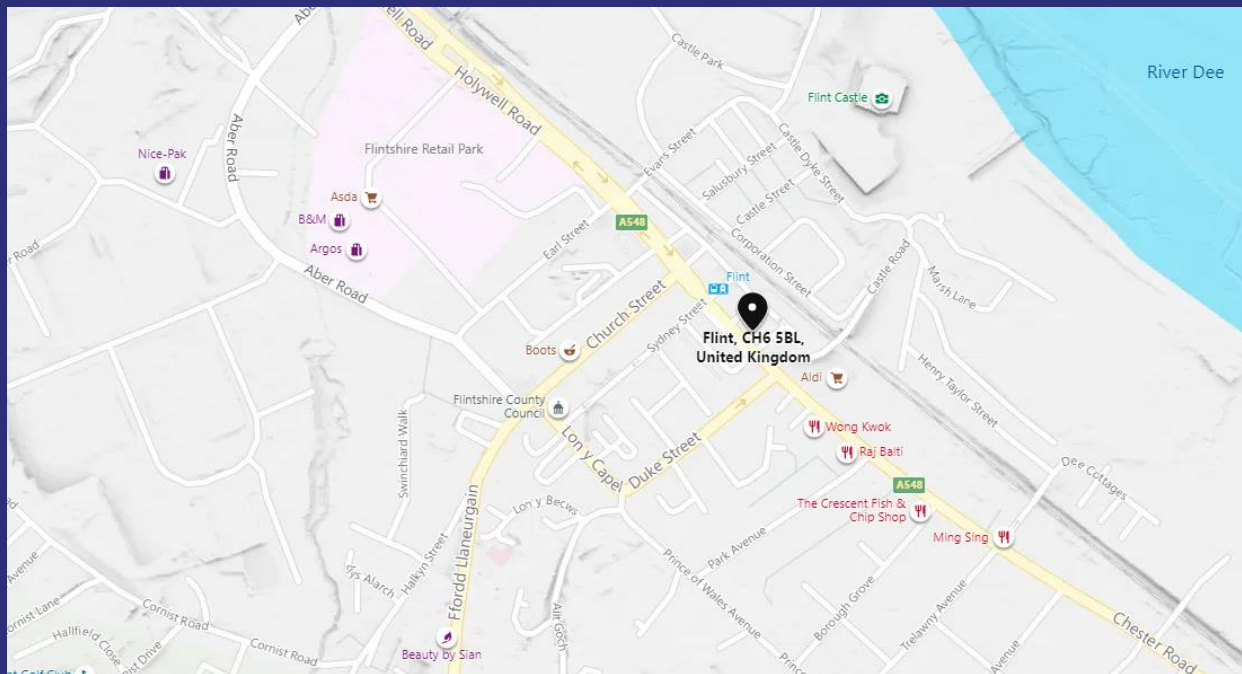
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## IMPORTANT NOTICE

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- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
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